

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/
(954) 797-1101

PREPARED BY: Carlo F. Galluccio III, Planner I

SUBJECT: Temporary Use Permit for a construction trailer.

AFFECTED DISTRICT: District 2

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: TU 03-04-08, Summit-Questa, 5451 SW 64 Avenue,
generally located on the 5400 block of Davie Road

REPORT IN BRIEF: The applicant is requesting approval for a construction trailer during the time of the remodeling of the school. The construction trailer will be used as an office to secure equipment/supplies after working hours. The construction trailer will be located approximately 425 feet west of 64th Avenue on the subject site.

DURATION OF EVENT: Until completion of the remodeling.

Section 12-319 of the Land Development Code requires that three (3) criteria be met for temporary use permits:

- (1) Any nuisance or hazardous features involved is suitably separated from adjacent uses;
- (2) Excessive Vehicular traffic will not be generated on minor residential streets; and,
- (3) A vehicular parking problem will not be created.

Staff finds that construction trailer will be adequately separated from adjacent uses, there will be no traffic generated on minor residential streets, and a vehicle parking problem is not anticipated. In addition, the following conditions apply:

- (1) Any temporary use authorized by Town Council shall be approved and accepted as to all terms and conditions by the applicant in writing within ten (10) days of the date such temporary use is authorized. The applicant shall file such authorization with the Development Services Department.

(2) A building permit must be secured prior to the placement of the construction trailer.

PREVIOUS ACTIONS: n/a

CONCURRENCES: n/a

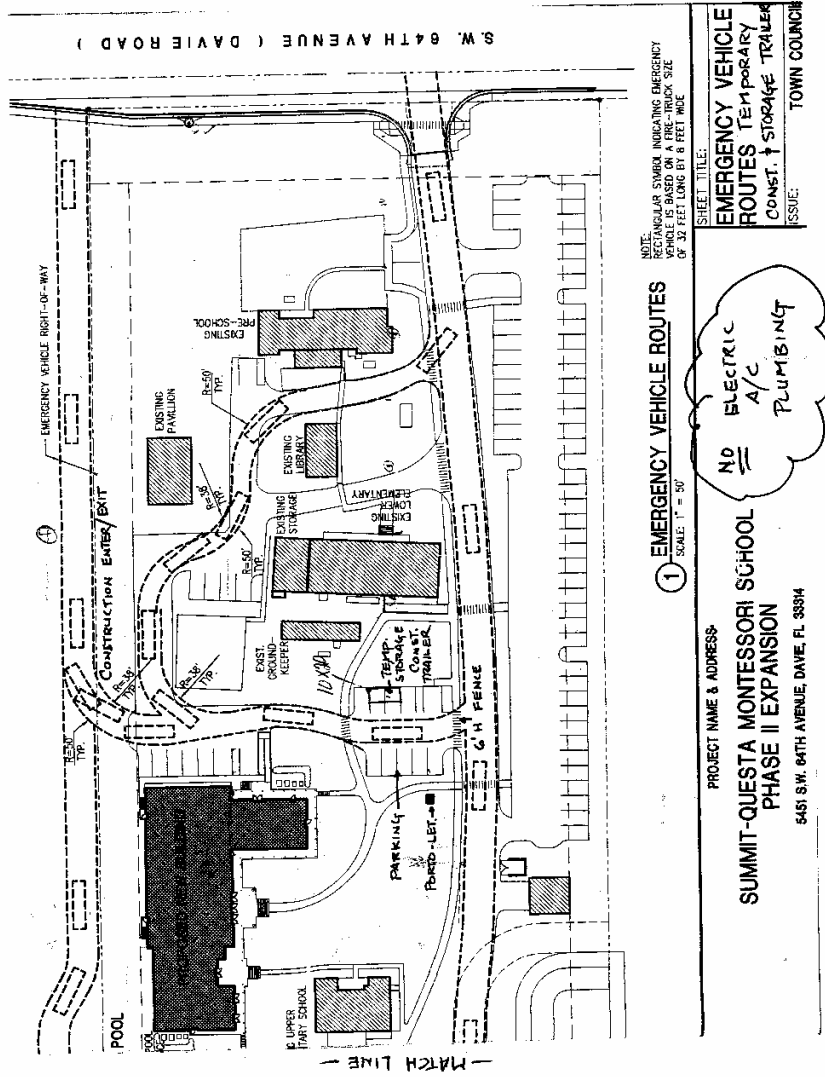
FISCAL IMPACT: not applicable

Has request been budgeted? n/a

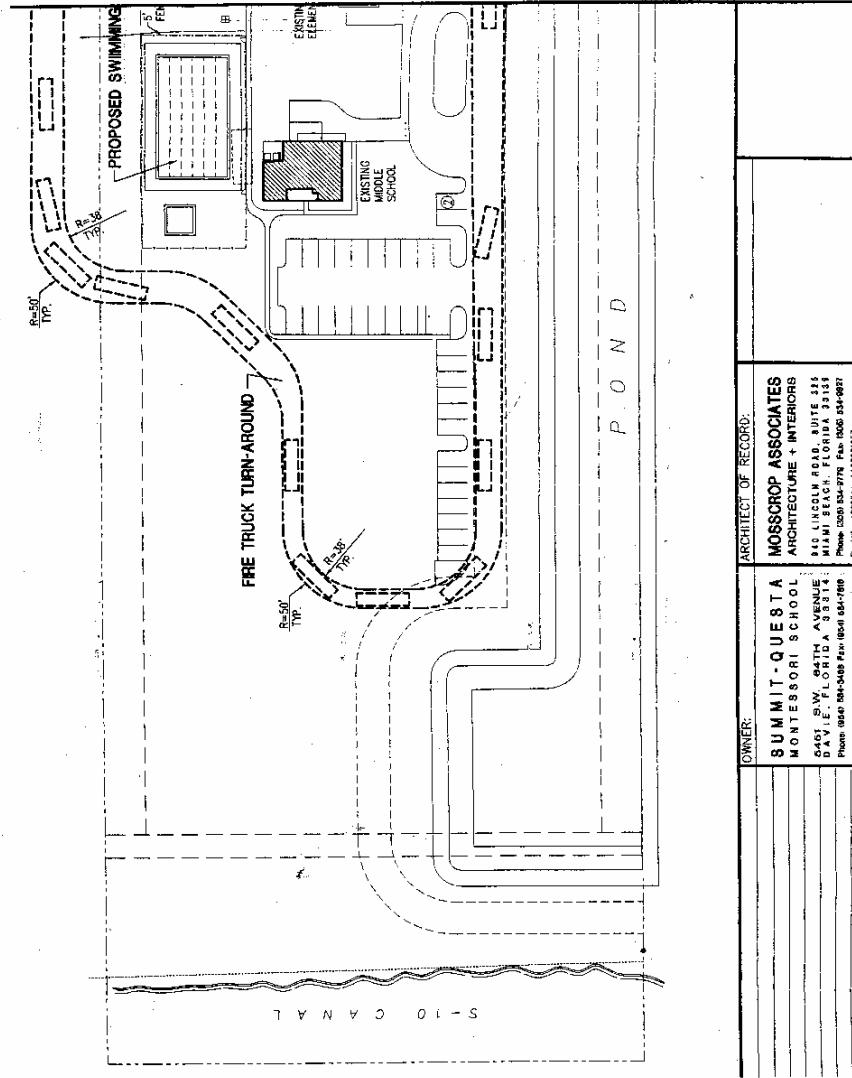
RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration

Attachment(s): Site Plan, Aerial, Zoning, and Future Land Use Map

Site Plan

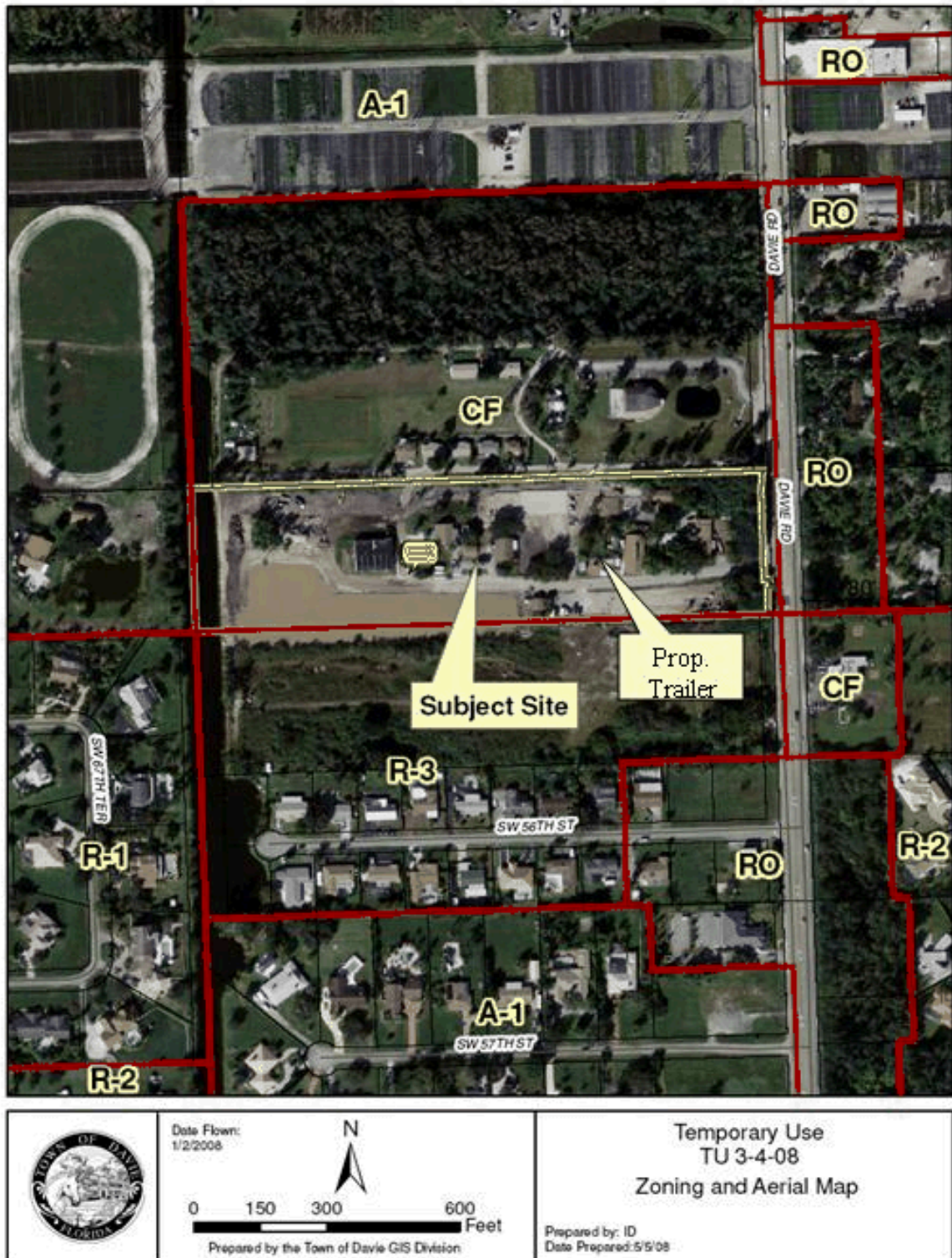


Site Plan

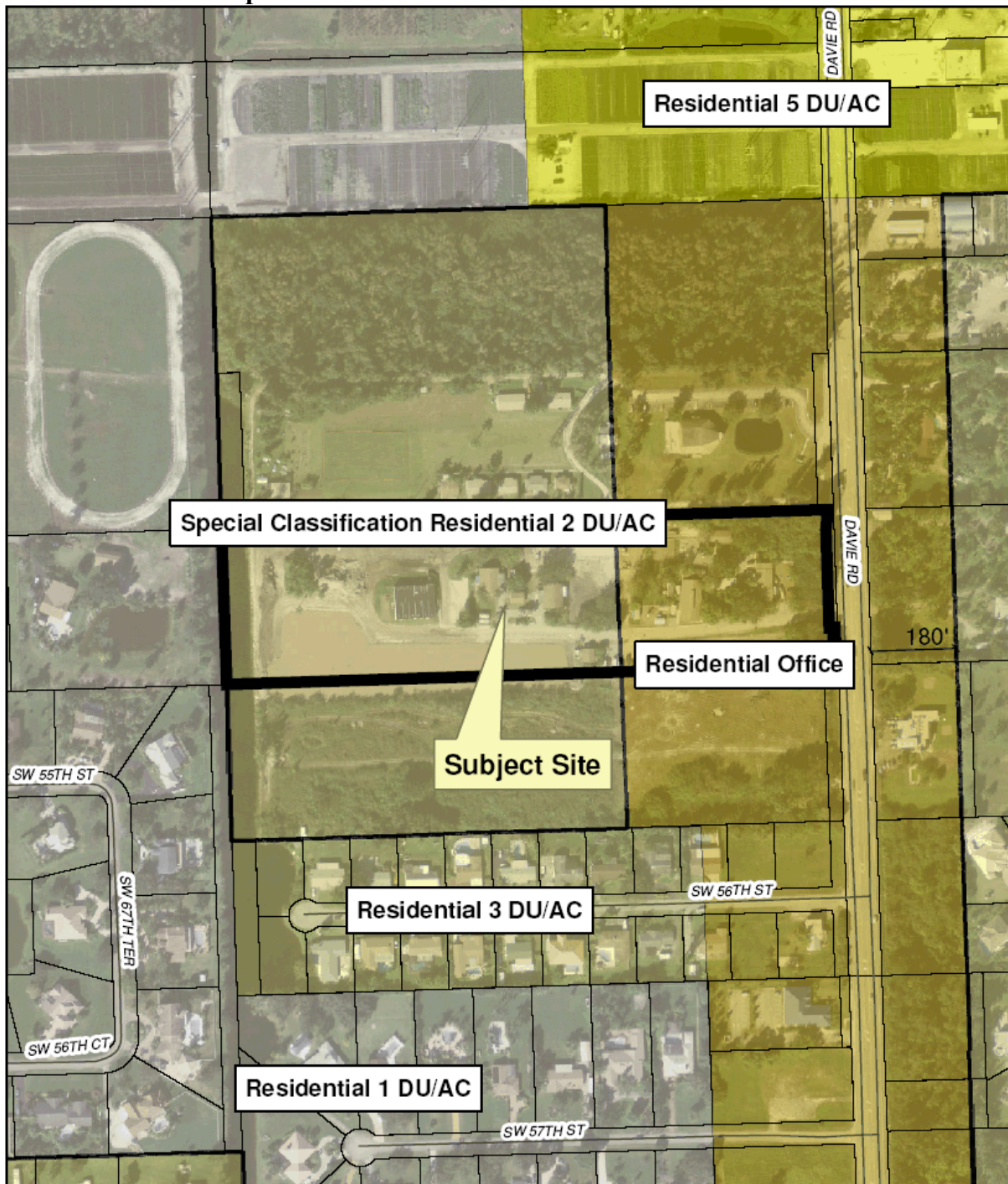


OWNER:	ARCHITECT OF RECORD:
SUMMIT-QUESTA MONTESORI SCHOOL 6405 S.W. 64TH AVENUE DAVIE, FLORIDA 33314 Phone: 954-949-7800 Fax: 954-949-7801	MOSSCROP ASSOCIATES ARCHITECTURE + INTERIORS 212 LINCOLN ROAD, SUITE 115 PALM BEACH, FLORIDA 33480 Phone: 561-833-7878 FL. LIC. #882744, #A3820053

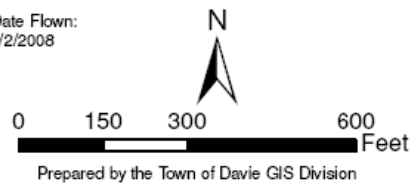
Aerial Zoning Map



Future Land Use Map



Date Flown:
1/2/2008



Temporary Use
TU 3-4-08
Future Land Use Map

Prepared by: ID
Date Prepared: 5/5/08